

TENTATIVE PARCEL MAP 20793

LAND DIVISION STATEMENT

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 3-4-1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY", AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATION OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS _____ DAY OF _____, 2003 AT _____, CALIFORNIA.

THE FOLLOWING SIGNATURE IS THE OWNER:
JEROME H. WINTER, TRUSTEE OF THE WINTER FAMILY REVOCABLE TRUST NO. 1, DATED JUNE 8, 1990

SIGNATURE
NAME JEROME H. WINTER, TRUSTEE

ADDRESS 1101 FIRST STREET, SUITE 407
CORONADO, CA 92118

PHONE (619) 435-8900

- COMPLETE TAX ASSESSOR'S NUMBER IS: 108-350-11 TRA 93005
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP:
A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.
- GENERAL PLAN REGIONAL CATEGORY:
17
- COMMUNITY/SUBREGIONAL PLAN AREA:
FALLBROOK/EDA
- LAND USE DESIGNATION(S):
A70
- EXISTING ZONING:
A70
- ASSOCIATED PERMITS:
N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD. (I.E., RECORDED EASEMENT, UNRECORDED EASEMENT) IDENTIFY AND SPECIFY WIDTH: EXISTING PRIVATE ROADS KNOWN AS MISSION RIDGE ROAD PER RECORDED EASEMENT DOCUMENTS (40 FEET IN WIDTH).
- WATER SOURCE/WATER DISTRICT RAINBOW MUNICIPAL WATER DISTRICT
- SEPTIC/SEWER DISTRICT SEPTIC
- FIRE DISTRICT NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT(S) VALLECITOS ELEMENTARY SCHOOL DISTRICT / FALLBROOK UNION HIGH SCHOOL

SIGNATURE OF PERSON WHO PREPARED THE TENTATIVE PARCEL MAP
NAME LAWRENCE H. MOORE
LICENSE REGISTRATION NO. LS 5486

PREPARED BY:
HL ENGINEERING AND SURVEYING
759 WEST FOURTH AVENUE
ESCONDIDO, CA 92025
PHONE: (760) 741-0533
FAX: (760) 741-5794

SOLAR ACCESS NOTE:
ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(N) OF THE SUBDIVISION ORDINANCE. H.D.P.M.

CALIF. COORD. INDEX: 446-1719 (NAD27)

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO * OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING; PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

*SEE DATA AND RECOMMENDATIONS UNDER JERRY WINTER BY HERALD LANTIS RCE 33220			
PCL #	HORIZ SEEP PIT/100% RES	ROCK BELOW	
PCL #	LEACHLINE	TRENCH DEPTH	PIPE (FT)
2	330' W/100% RES	3.0'	1.0'
3	330' W/100% RES	3.0'	1.0'
4	330' W/100% RES	3.0'	1.0'
PCL 1 - 1200 GAL SEPTIC TANK, 4 BDRM SFD			
PCL 2, 3, & 4 - 1000 GAL SEPTIC TANK, 3 BDRM SFD			
GARY ERBECK, DIRECTOR		BY DESIREE HOGERVORST	
DEPT. OF ENVIRONMENTAL HEALTH		OCT. 27, 2004	

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUND-WATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THOSE ORDINANCE RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF HEALTH SERVICES.

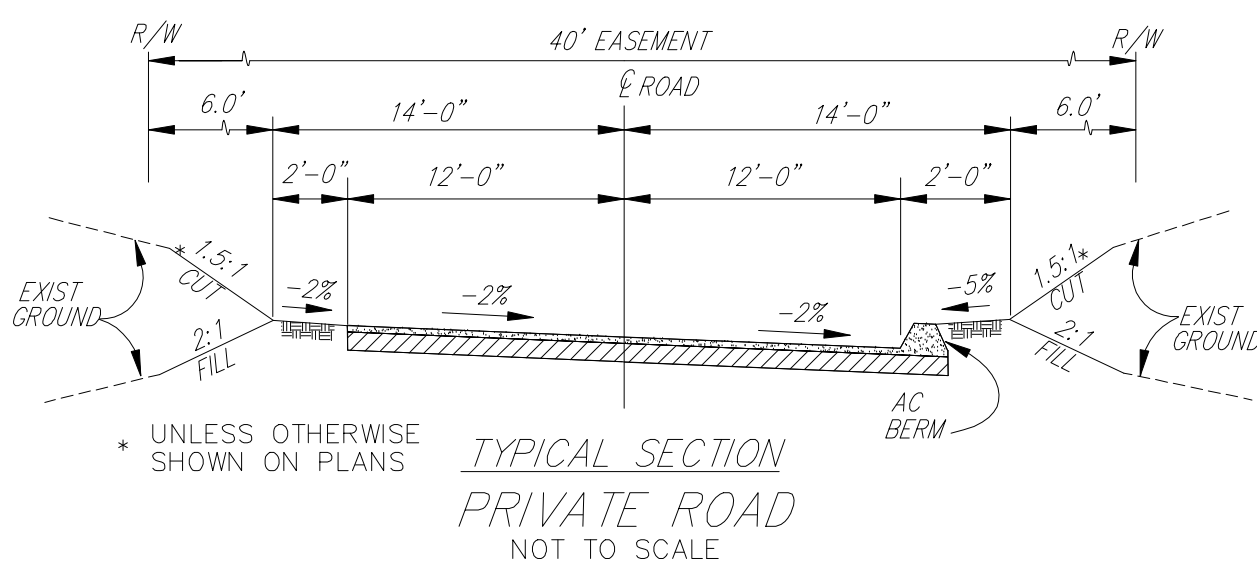
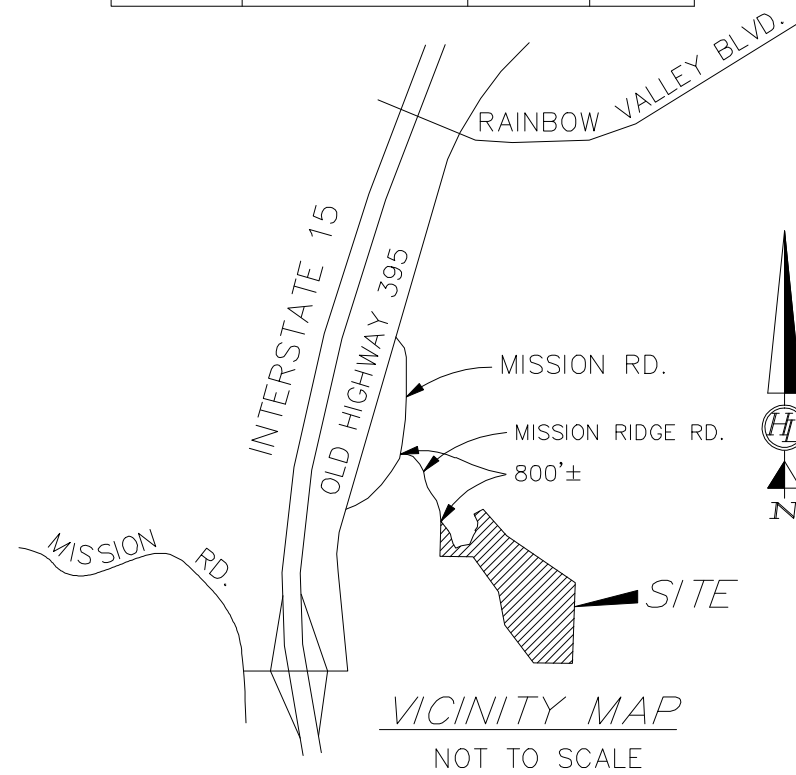
SLOPE ANALYSIS CALCS.					
PARCEL #	0-15%	15-25%	25-50%	OVER 50%	TOTAL
1	39.6%	34.3%	20.8%	5.3%	100%
(ACRES)	2.02	1.75	1.06	.27	5.10
2	33.0%	9.4%	31.3%	26.3%	100%
(ACRES)	1.44	.41	1.37	1.15	4.37
3	34.7%	16.6%	37.1%	11.6%	100%
(ACRES)	1.74	.83	1.86	.58	5.01
4	36.9%	22.5%	36.0%	4.6%	100%
(ACRES)	1.94	1.18	1.89	.24	5.25
TOTAL	36.2%	21.1%	31.3%	11.4%	100%
(ACRES)	7.14	4.17	6.18	2.24	19.73

LOT CALCS.	
AREA IN ACRES FROM 0 - 15% SLOPE	= 7.14
AREA IN ACRES FROM 15 - 25% SLOPE	= 4.17
AREA IN ACRES FROM 25 - 50% SLOPE	= 6.18
AREA IN ACRES GREATER THAN 50% SLOPE	= 2.24
7.14 + 4.17 + 6.18 + 2.24 = 7.75 LOTS	
3.57 + 2.08 + 1.54 + 0.56 = 7.75 LOTS	

S-1 SLOPE ANALYSIS	
L X I X 200	= % SLOPE
AC X 43,560	
PARCEL 1 - 29.1% AVG SLOPE	
PARCEL 2 - 44.8% AVG SLOPE	
PARCEL 3 - 34.4% AVG SLOPE	
PARCEL 4 - 28.4% AVG SLOPE	

PROPERTY LINE LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 38°15'60" E	109.52'
L2	S 05°41'44" E	4.08'
L3	N 31°02'10" W	58.35'
L4	N 65°23'20" E	59.00'
L5	S 79°43'39" W	80.89'
L6	N 22°01'20" E	93.84'
L7	S 31°22'40" W	45.06'
L8	N 34°29'20" E	45.36'
L9	N 03°22'00" E	50.01'
L10	N 26°20'30" W	90.16'
L11	N 61°14'20" E	92.60'

CURVE TABLE		
NUMBER	D=	R' L'
C1	32°34'15"	150.00 85.27
C2	25°20'25"	100.00 44.23



PROPOSED EASEMENT		
NUMBER	D=	R' L'
C3	40°10'36"	170.00 119.21
C4	89°34'46"	100.00 156.35
C5	100°05'10"	200.00 35.21
C6	63°49'01"	175.00 194.92
C7	14°56'08"	200.00 52.14
C8	29°56'12"	200.00 104.50
C9	17°23'57"	200.00 60.73
C10	20°16'06"	200.00 70.75
C11	41°16'53"	200.00 144.10

NUMBER	DIRECTION	DISTANCE
L12	N 39°51'50" W	9.39'
L13	S 00°18'46" W	68.44'
L14	N 89°15'60" W	23.73'
L15	S 35°32'09" E	89.55'
L16	S 50°28'17" E	119.33'
L17	S 37°56'03" E	65.31'
L18	S 58°56'50" E	103.72'
L19	S 80°38'50" W	27.44'

